

Document #4731

3/20/86

MEMORANDUM

MARCH 20, 1986

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: EDITH M. NETTER, ASSISTANT DIRECTOR FOR LAND USE
AND ENVIRONMENTAL POLICY
LINDA BOURQUE, DIRECTOR OF ZONING
JOSEPH WALLING, ZONING OFFICER

SUBJECT: BOARD OF APPEAL REFERRALS

Recommendations on thirty zoning petitions have been prepared by Authority staff for transmittal to the Board of Appeal.

<u>Categories</u>	<u>Recommendations</u>			
	<u>Approval</u>	<u>Denial</u>	<u>Denial w/o Prejudice</u>	<u>Deferral</u>
Residential conversions	7	4	4	4
Major new housing or rehabilitation	1	2		1
Residential (building expansions, subdivisions, etc.)	4			
Parking; gas stations; repair garages				
Industrial; chemical storage				
Institutional				
Commercial; office; business	2			1
Hotels; restaurants				
Signs				

We recommend approval of seven residential conversions:

- Z-8328. 61 Clifftondale Street, Roslindale. Two-family dwelling.
- Z-8326. 72 Sheridan Street, Jamaica Plain. Three-family Dwelling.
- Z-8344. 456 Centre Street, Jamaica Plain. Seven apartments.
- Z-8320. 60 Florida Street, Dorchester. Four apartments.
- Z-8329. 76-78 Linden Street, Allston. Three-family dwelling.
- Z-8373. 10 Kerwin Street, Dorchester. Group care residence.
- Z-8567. 35-37 Bradford Street, Boston. Three-family dwelling.

We recommend approval one new housing referrals:

Z-8330. 28 East Springfield Street, Boston. Five apartments.

We recommend approval of four residential building expansions:

Z-8374. 425 Main Street, Charlestown. Rear addition to one-family dwelling.

Z-8414. 9 Woodland Road, Jamaica Plain. Rear addition to one-family dwelling.

Z-8447. 69 Faywood Avenue, East Boston. Rear addition to one-family dwelling.

Z-8464. 621 Tremont Street, Boston. Raise dormer.

We recommend approval of two commercial, office, business referrals:

Z-8365. 390 Commonwealth Avenue, Boston. Office-residential uses.

Z-8516. 392-396 Cambridge Street, Allston. Manufacturing, storage, retail structure.

We recommend denial of six referrals:

Z-8343. 4387 Washington Street, Roslindale. Beauty salon in two-family dwelling.

Z-8369. 24 Farrington Avenue, Allston. Occupancy increase is undesirable.

Z-8332-
8333. 293-301 West Third Street. Insufficient natural light.

Z-8321. 111 Magnolia Street, Dorchester. Four-family dwelling inappropriate.

Z-8339. 69 Como Road, Hyde Park. Two-family dwelling inappropriate.

Z-8453. 101-103 Newfield Street, West Roxbury. Two-family dwelling inappropriate.

We recommend denial without prejudice of four referrals:

Z-8370-
8372. 12-16 Peaceable Street, Brighton. Appellant must address concerns.

Z-8366. 11 Oakland Street, Brighton. Appellant is uncertain about conversion to lodging house.

Z-8385. 9 Leamington Road, Allston. Appellant must review with community.

Z-8392. 22 Fendale Avenue, Dorchester. Building appears to be in need of repair.

We recommend deferral of six referrals:

- Z-8324-8325. 858A-862 East Second Street, South Boston. Appellant must meet with Authority and community.
- Z-8361. 78 Englewood Avenue, Allston. Appellant must meet with community.
- Z-8339. 538 Tremont Street, Boston. Appellant must review proposal with Neighborhood Associations.
- Z-8340. 83 East Brookline Street, Boston. Review with Neighborhood Association.
- Z-8376. 4-6 Barnes Avenue, East Boston. Review plans and address community concerns.
- Z-8398. 529 Columbus Avenue, Boston. Review with Neighborhood Association.

BOARD OF APPEAL REFERRALS

March 20, 1986

	<u>Hearing</u>	
1. Z-8320	3/25/86	Random Realty Corporation Robert Raimondi 60 Florida Street, Dorchester
2. Z-8321	3/25/86	Thomas E. Sheedy 111 Magnolia Street, Dorchester
3. Z-8324-8325	3/25/86	Lene Mark Realty Trust Mark R. Efron, Trustee 858A-862 East Second Street South Boston
4. Z-8326	3/25/86	Peter F. Bronk 72 Sheridan Street, Jamaica Plain
5. Z-8328	4/1/86	Alice F. Boodro 61 Cliftondale Street, Roslindale
6. Z-8329	3/25/86	Chaunce H. Powers 76-78 Linden Street, Allston
7. Z-8330	3/25/86	Jonathan Shuster, Trustee 28 East Springfield Street Boston
8. Z-8332-8333	3/25/86	TBF Realty Trust 293-295 & 299-301 West Third Street South Boston
9. Z-8338	3/25/86	William Bisceglia 69 Como Road, Hyde Park
10. Z-8339	3/25/86	Port Lyautey Trust 538 Tremont Street, Boston
11. Z-8340	3/25/86	Charles P. Demy 80 East Brookline Street, Boston
12. Z-8343	3/25/86	Yolanda & Alvaro Camargo 4387 Washington Street, Roslindale
13. Z-8344	3/25/86	Warren Garner 456 Centre Street, Jamaica Plain
14. Z-8361	4/1/86	Yasin Balbaky 78 Englewood Avenue, Brighton
15. Z-8365	4/1/86	Puritan Investment Trust 390 Commonwealth Avenue, Boston

BOARD OF APPEAL REFERRALS

March 20, 1986

		<u>Hearing</u>	
16.	Z-8366	4/1/86	Tony Chisari 11 Oakland Street, Brighton
17.	Z-8369	4/1/86	Harvey P. Wilk, Trustee 24 Farrington Avenue, Allston
18.	Z-8370-8372	4/1/86	Paul J. Sulla, Jr. 12 & 16 Peaceable Street, Brighton
19.	Z-8373	4/1/86	Lena Park Community Development Corp. 10 Kerwin Street, Dorchester
20.	Z-8374	4/1/86	Jack D. & Susan R. Brown 425 Main Street, Charlestown
21.	Z-8376	4/1/86	Paul R. Cogliano 4-6 Barnes Avenue, East Boston
22.	Z-8385	4/1/86	Scott M. Hefter 9 Leamington Road, Allston
23.	Z-8392	4/1/86	Jeannette G. & Emile Dieudonne 22 Fendale Avenue, Dorchester
24.	Z-8398	4/1/86	Condor Development 529 Columbus Avenue, Boston
25.	Z-8414	3/25/86	Chi Yen Chu 9 Woodland Road, Jamaica Plain
26.	Z-8447	4/1/86	Nunzio J. Celona 69 Faywood Avenue, East Boston
27.	Z-8453	4/1/86	William Hannigan 101-103 Newfield Street West Roxbury
28.	Z-8464	4/1/86	Joseph Comperchio, Trustee 621 Tremont Street, Boston
29.	Z-8516	4/1/86	Public Facilities Commission 392-396 Cambridge Street Allston
30.	Z-8567	3/25/86	Boston Redevelopment Authority 35-37 Bradford Street, Boston

MEMORANDUM

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ENVIRONMENTAL POLICY
LINDA BOURQUE, DIRECTOR OF ZONING
JOSEPH WALLING, ZONING OFFICER

SUBJECT: BOARD OF APPEAL REFERRALS

Hearing: 3/25/86 Z-8320
Random Realty Corporation
Robert Raimondi
60 Florida Street
Dorchester

Site: Three-story structure

District(s): Residential, two-family (R-.5)

Purpose: Change occupancy from two apartments and stores
to four apartments.

Violation(s): Dwelling converted for more families is forbidden
use.

Insufficient lot area, width, frontage, open space
and front yard.

Excessive floor area ratio and building height.

VOTED: In reference to petition Z-8320, Random Realty
Corporation, 60 Florida Street, Dorchester, for
forbidden use and seven variances for change of
occupancy from two apartments and stores to four
apartments in a residential (R-.5) district, the
Boston Redevelopment Authority recommends approval
with proviso that plans are submitted to the
Authority for design review approval. Vacant
stores will be revitalized and occupancy will
be compatible with similar properties in the area.

MARY HEMENWAY
PLAYGROUND

Z-8320 60 FLORIDA ST. DORCHESTER

Board of Appeal Referrals

3/20/86

Hearing: 3/25/86 Z-8321
Thomas E. Sheedy
111 Magnolia Street
Dorchester

Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Change occupancy from two- to four-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Lot area, width, frontage, open space, front yard, and off-street parking.

Excessive building height.

VOTED: In reference to petition Z-8321, Thomas E. Sheedy, 111 Magnolia Street, Dorchester, for forbidden use and eight variances for change of occupancy from two- to four-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial as submitted. Proposed four-family dwelling is inappropriate. Three-family dwelling would be compatible with residential area.



Z-8321

111 MAGNOLIA ST. DORCHESTR

Board of Appeal Referrals

3/20/86

Hearing: 3/25/86 Z-8324-8325
Lene Mark Realty Trust
Mark R. Efron, Trustee
858A-862 East Second Street
South Boston

Site: Three-story structure

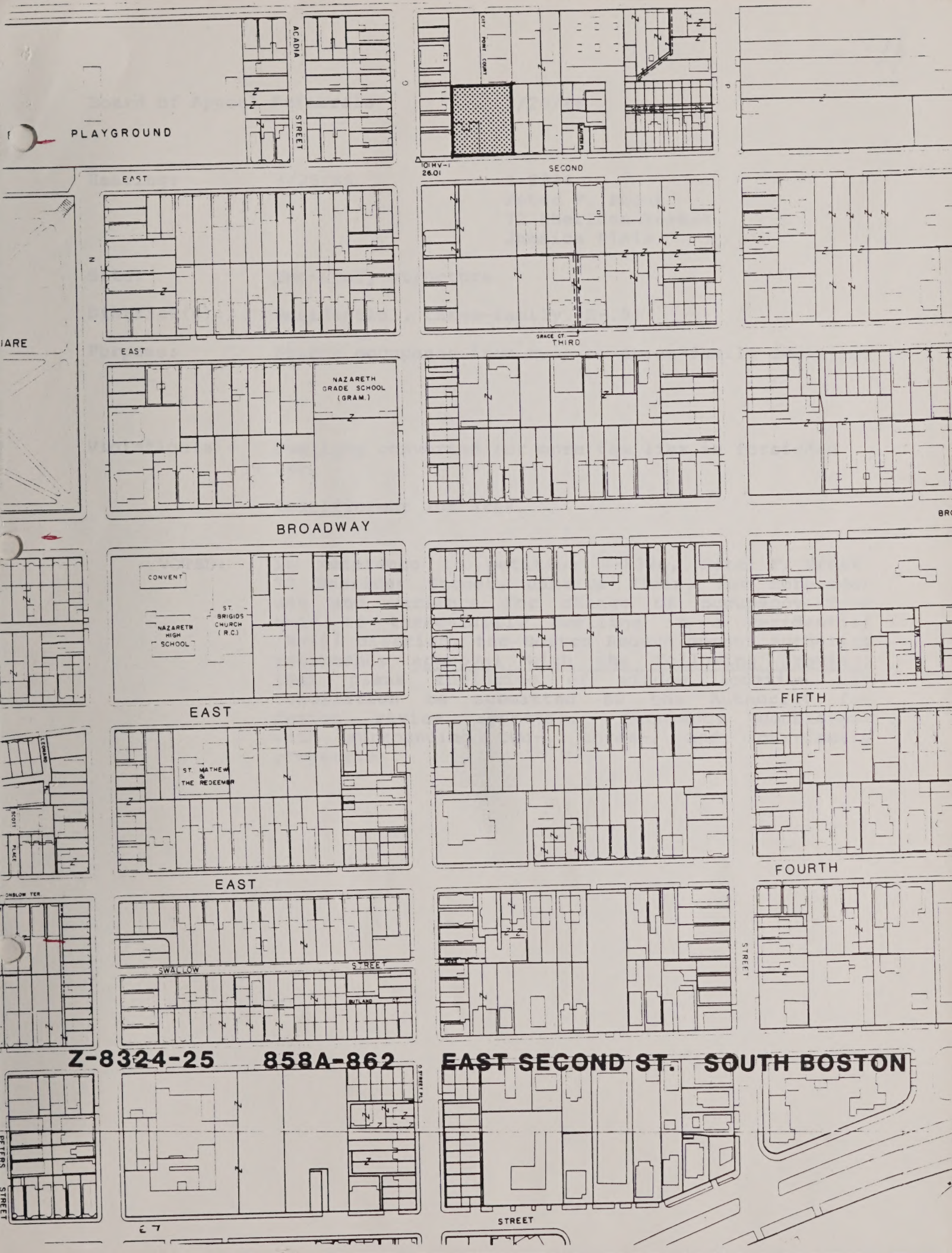
District(s): Apartment (H-1-50)

Purpose: Combine lots, change occupancy to 13 apartments;
and erect six-unit apartment structure.

Violation(s): Dwelling converted for more families is forbidden
use.

Insufficient lot area, open space, front, side,
and rear yards.

VOTED: In reference to petitions Z-8324-8325, Lene Mark
Realty Trust, 858A-862 East Second Street, South
Boston, for forbidden use and eight variances
to combine lots, change occupancy to 13 apartments
and erect six-unit apartment structure in an
apartment (H-1-50) district, the Boston
Redevelopment Authority recommends deferral of
hearing until appellant meets with community and
Authority to address and review plans. Only a
plot plan has been submitted and no community
meeting has been arranged to date.



PLAYGROUND

ACADIA STREET

26.01

SECOND

EAST

EAST

NAZARETH
GRADE SCHOOL
(GRAM.)

SPACE CT
THIRD

BROADWAY

CONVENT

NAZARETH
HIGH SCHOOL

ST BRIGIDS
CHURCH
(R.C.)

EAST

ST MATHEW
& THE REDEEMER

EAST

SWALLOW

STREET

BUTLAND ST

Z-8324-25

858A-862

EAST SECOND ST. SOUTH BOSTON

STREET

4

Board of Appeal Referrals

3/20/86

Hearing: 3/25/86 Z-8326
Peter F. Bronk
72 Sheridan Street
Jamaica Plain

Site: Two-story structure

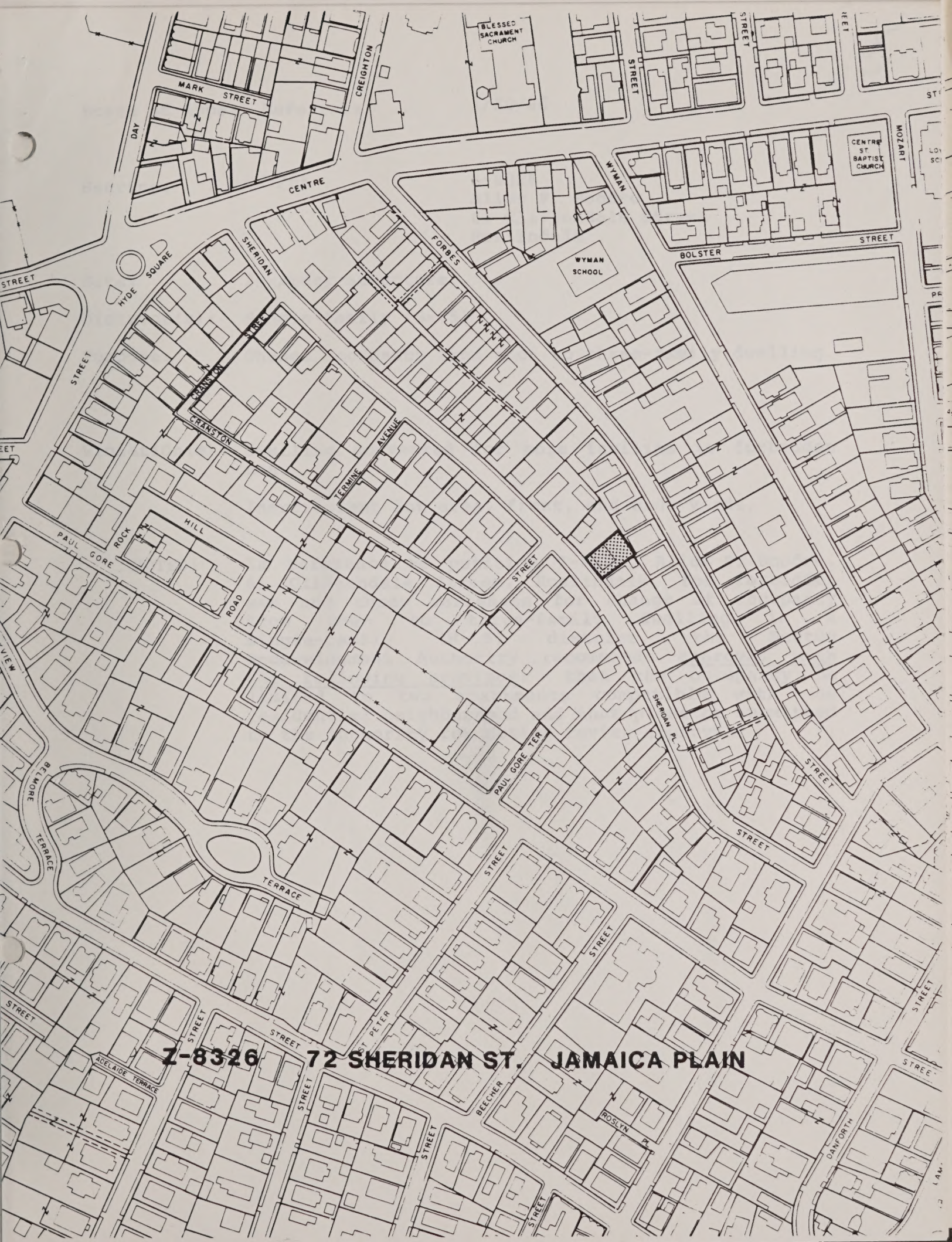
District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from two- to three-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area.

VOTED: In reference to petition Z-8326, Peter F. Bronk, 72 Sheridan Street, Jamaica Plain, for forbidden use and variance for change of occupancy from two- to three-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with the following proviso: that plans inclusive of window location and ventilation be submitted to the Authority for design review approval. Occupancy consistent with surrounding two-, three-, and four-family properties.



7-8326 72 SHERIDAN ST. JAMAICA PLAIN

Board of Appeal Referrals

3/20/86

Hearing:

4/1/86

Z-8328

Alice F. Boodro

61 Clifftondale Street

Roslindale

Site:

2½-Story structure

District(s):

Single-family (S-.5)

Purpose:

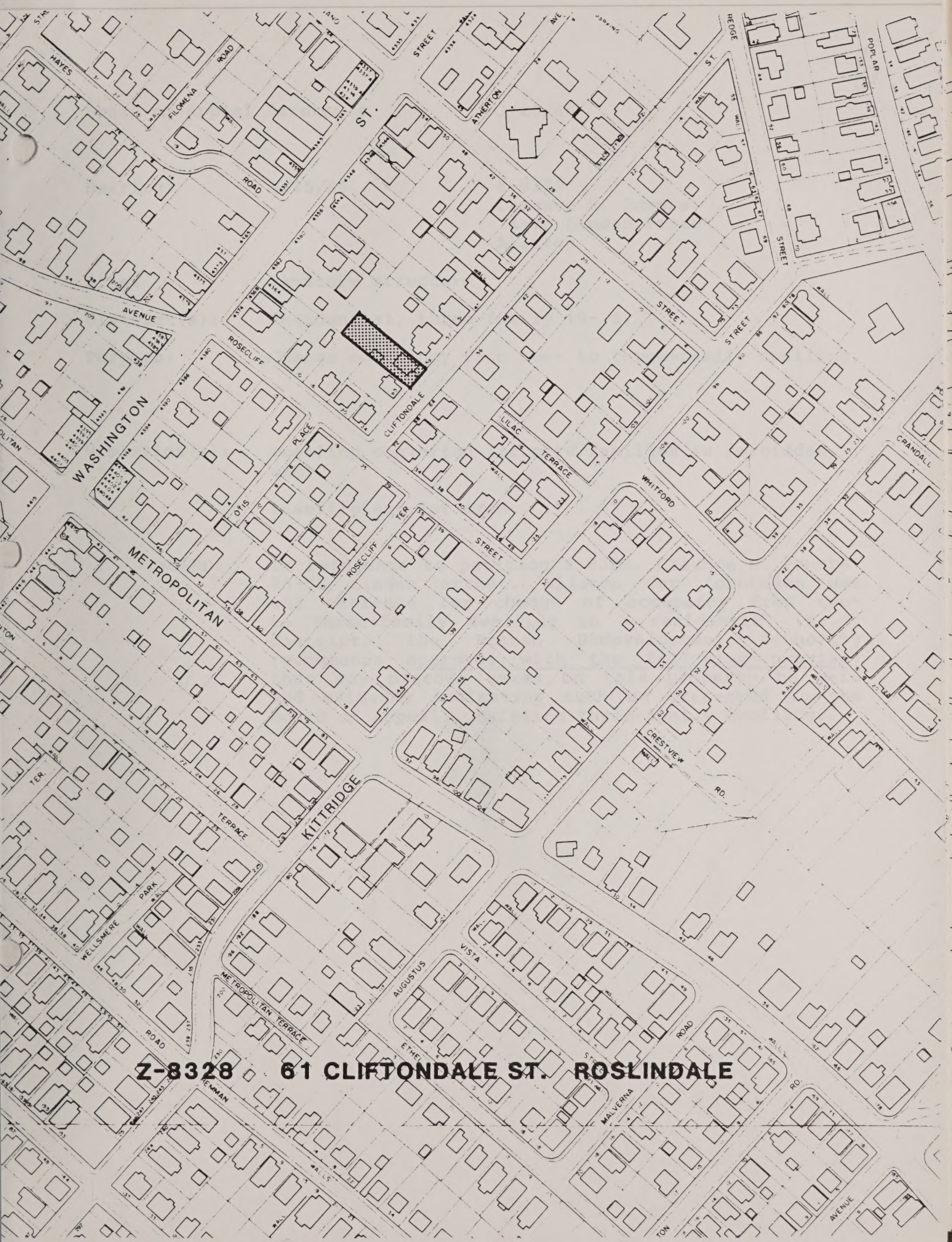
Change occupancy from one- to three-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area, front, and side yards.

VOTED:

In reference to petition Z-8328, Alice F. Boodro, 61 Clifftondale Street, Roslindale, for forbidden use and three variances for change of occupancy from one- to three-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval with the following provisos: that the occupancy be limited to two apartments compatible with the residential neighborhood and that plans be submitted to the Authority for design review approval.



Z-8328 61 CLIFTONDALE ST. ROSLINDALE

Board of Appeal Referrals

3/20/86

6

Hearing:

3/25/86

Z-8329

Chaunce H. Powers
76-78 Linden Street
Allston

Site:

2½-Story structure

District(s):

Residential, three-family (R-.8)

Purpose:

Change occupancy from two- to three-family dwelling.

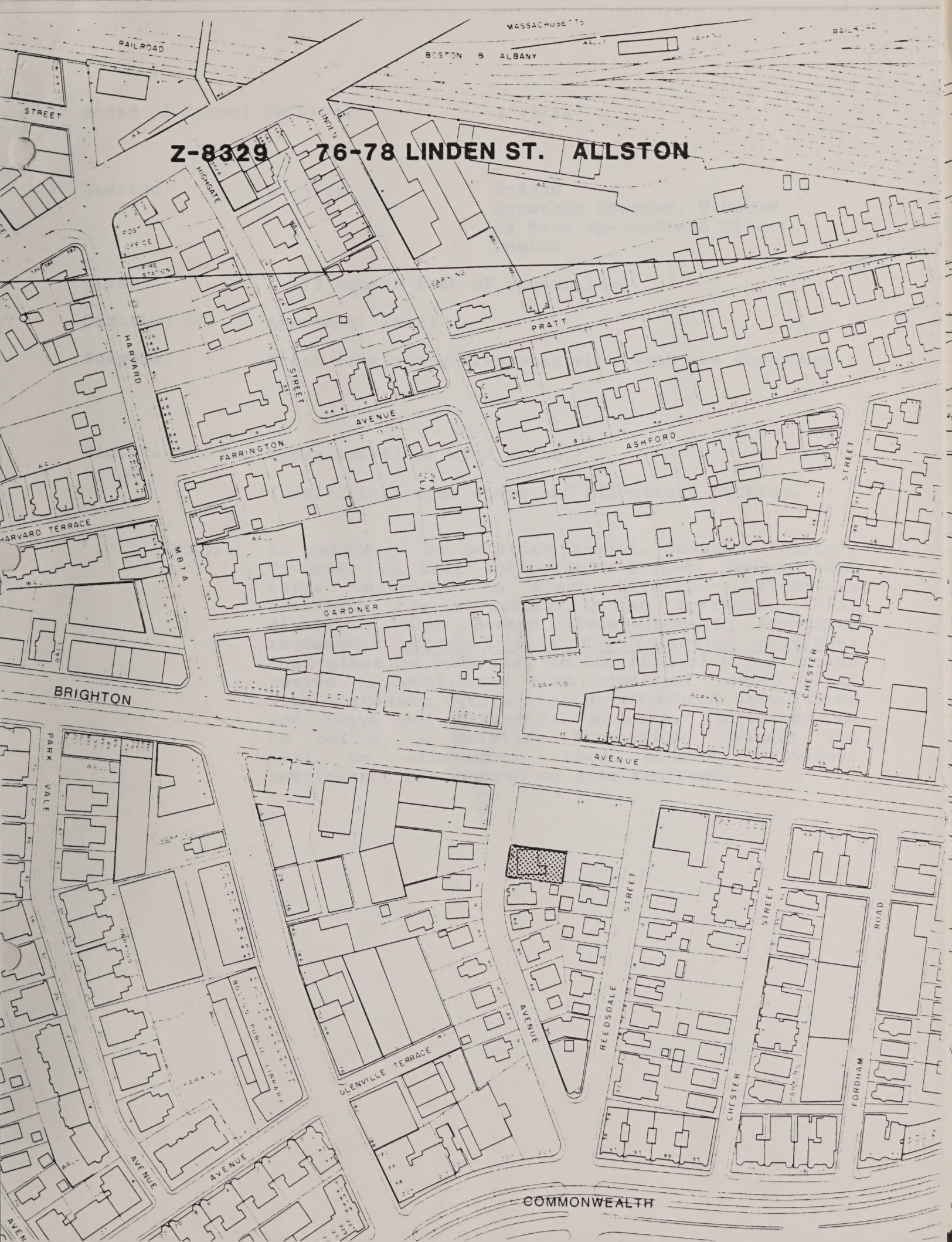
Violation(s):

Dwelling converted for more families is forbidden use.

Insufficient lot area.

VOTED:

In reference to petition Z-8329, Chaunce H. Powers, 76-78 Linden Street, Allston for forbidden use and variance for change of occupancy from two- to three-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with the following proviso: that any overdue taxes on this property be paid and evidence indicating such be presented to the Board of appeal. Existing three-family dwelling.



Z-8329 76-78 LINDEN ST. ALLSTON

Board of Appeal Referrals

3/20/86

Hearing: 3/25/86 Z-8330
Jonathan Shuster, Trustee
28 East Springfield Street
Boston

Site: 1,470 Square feet of vacant land

District(s): Apartment (H-2)

Purpose: Erect five-story five-unit apartment row structure.

Violation(s): Excessive floor area ratio.
Insufficient open space and off-street parking.

VOTED: In reference to petition Z-8330, Jonathan Shuster, Trustee, 28 East Springfield Street, Boston, for three variances to erect five-story five-unit apartment row structure in an apartment (H-2) district, the Boston Redevelopment Authority recommends approval with the following provisos: that plans be submitted to the Authority for design review approval; and that appellant review plans with Worcester Square Area Neighborhood Association and South End Historical Society. Structure to be buildt on existing foundation. Vacant lot will be eliminated; need housing provided. Development has support of area residents.



Z-8330

28 EAST SPRINGFIELD ST. BOSTON

Board of Appeal Referrals

3/20/86

Hearing: 3/25/86 Z-8332-8333
TBF Realty Trust
293-295 & 299-301 West Third Street
South Boston

Site: Three-story row structure

District(s): Apartment (H-1-50)

Purpose: Change occupancy of two structures from three-
to four-family dwellings.

Violation(s): Dwelling converted for more families is forbidden
use.

Insufficient lot area and open space.

Excessive floor area ratio.

VOTED: In reference to petitions Z-8332-8333, TBF Realty
Trust, 293-295 & 299-301 West Third Street, South
Boston, for two forbidden uses and six variances
for change of occupancy of two structures from
three- to four-family dwellings in an apartment
(H-1-50) district, the Boston Redevelopment
Authority recommends denial. Plans submitted
indicate only one window open to natural light.
Conversion of basement to apartment unit is
inappropriate and undesirable.



Z-8332-33

293-301

WEST THIRD ST.

SOUTH BOSTON

Board of Appeal Referrals

3/20/86

Hearing: 3/25/86 Z-8338
William Bisceglia
69 Como Road
Hyde Park

Site: 5,296 Square feet of land

District(s): Single-family (S-.5)

Purpose: Erect two-family dwelling.

Violation(s): Two-family dwelling is forbidden use.
Insufficient lot area, width and side yard.

VOTED: In reference to petition Z-8338, William Bisceglia, 69 Como Road, Hyde Park, for forbidden use and four variances to erect two-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends denial. Two-family dwelling is inconsistent with predominant single-family area. Block contains only one-family dwellings and should retain its integrity. One-family dwelling would be more appropriate.

Z-8338 69 COMO ROAD HYDE PARK



Board of Appeal Referrals

3/20/86

10

Hearing: 3/25/86 Z-8339
Port Lyautey Realty Trust
538 Tremont Street
Boston

Site: Vacant four-story structure

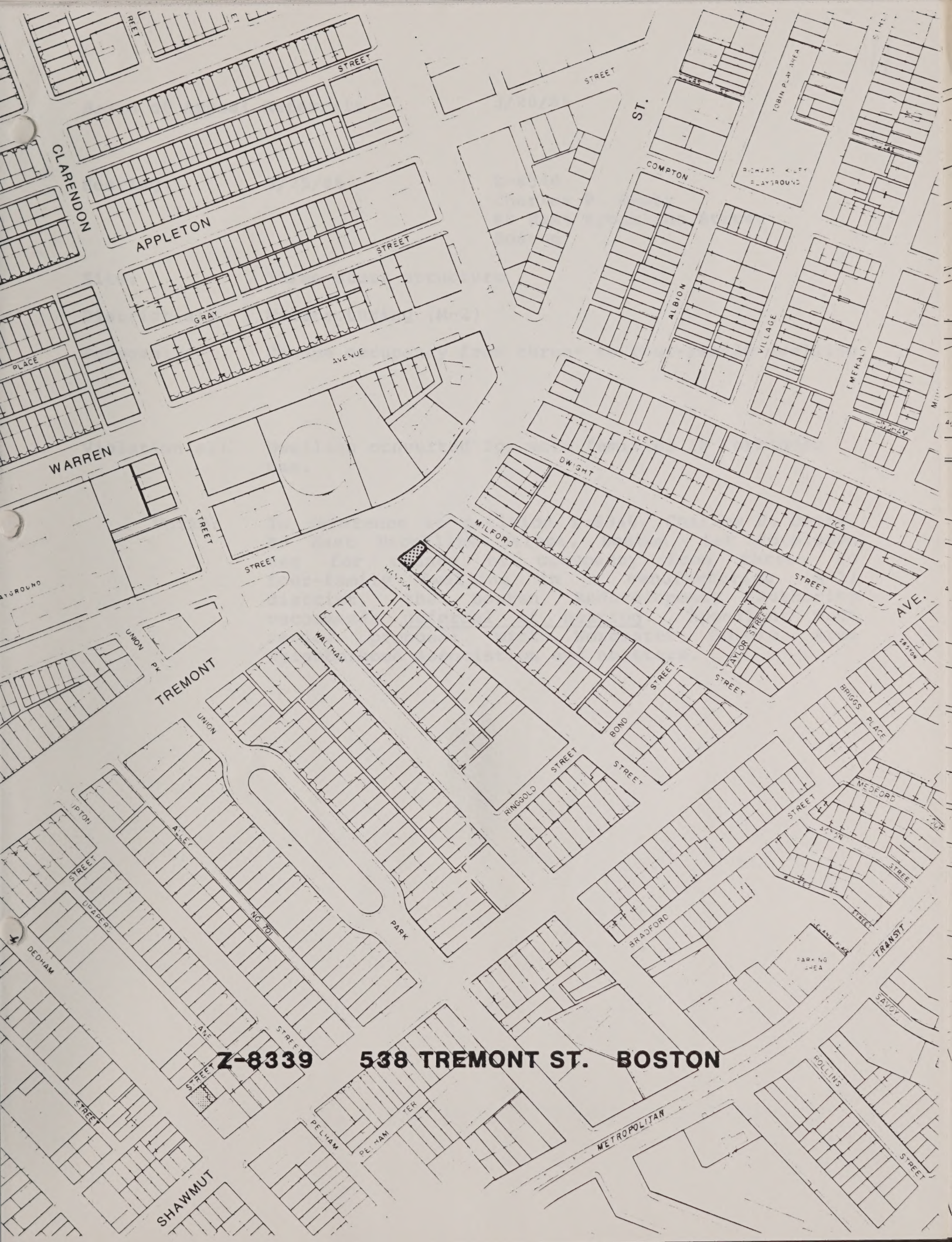
District(s): Apartment (H-3)

Purpose: Change occupancy from two apartments, two retail stores and barber shop to two offices, retail store and take-out restaurant.

Violation(s): Take-out restaurant and office building are forbidden uses.

VOTED: In reference to petition Z-8339, Port Lyautey Realty Trust, 538 Tremont Street, Boston, for two forbidden uses for change of occupancy from two apartments, two stores and barber shop to two offices, retail store and take-out restaurant in an apartment (H-3) district, the Boston Redevelopment Authority recommends deferral of hearing until appellant has reviewed proposal with the Eight Streets Neighborhood Association, South End Historical Society, abutters and the Authority.

5339 538 TREMONT ST. BOSTON



Z-8339

538 TREMONT ST. BOSTON

Board of Appeal Referrals

3/20/86

Hearing: 3/25/86 Z-8340
Charles P. Demty
80 East Brookline Street
Boston

Site: Three-story structure

District(s): Manufacturing (M-2)

Purpose: Change occupancy from three- to four-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

VOTED: In reference to petition Z-8340, Charles P. Demty, 80 East Brookline Street, Boston, for forbidden use for change of occupancy from three- to four-family dwelling in a manufacturing (M-2) district, the Boston Redevelopment Authority recommends deferral of hearing. Appellant must review proposal with Worcester Square Area Neighborhood Association and abutters.



Z-8340

80 EAST BROOKLINE ST. BOSTON

CITY OF BOSTON
BRIDGE SERVICE

Board of Appeal Referrals

3/20/86

Hearing: 3/25/86 Z-8343
Yolanda & Alvaro Camargo
4387 Washington Street
Roslindale

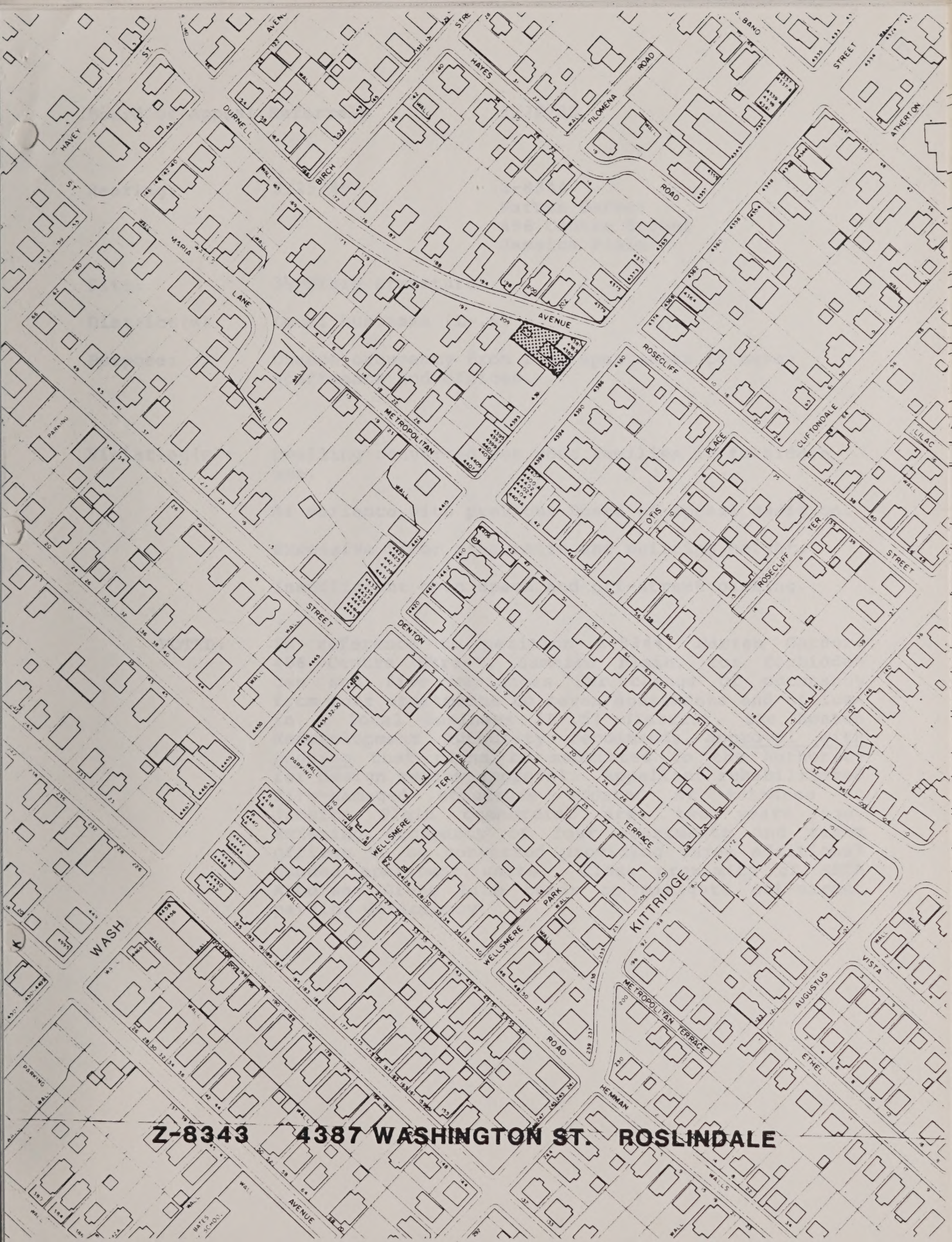
Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Change occupancy from two-family dwelling to same
and beauty salon.

Violation(s): Beauty salon is forbidden use.

VOTED: In reference to petition Z-8343, Yolanda & Alvaro Camargo, 4387 Washington Street, Roslindale, for forbidden use for change of occupancy from two-family dwelling to same and beauty salon in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial. Introduction of a business activity in a residence will create an unwelcome precedent and diminish the character of the dwelling and the predominantly residential neighborhood.



Z-8343 4387 WASHINGTON ST. ROSLINDALE

Board of Appeal Referrals

3/20/86

Hearing: 3/25/86 Z-8344
Warren Garner
456 Centre Street
Jamaica Plain

Site: 3½-Story structure

District(s): Local business (L-.5)

Purpose: Change occupancy from four apartments to seven apartments and offices.

Violation(s): Dwelling converted for more families is forbidden use.

At variance with previous Board of Appeal decision.

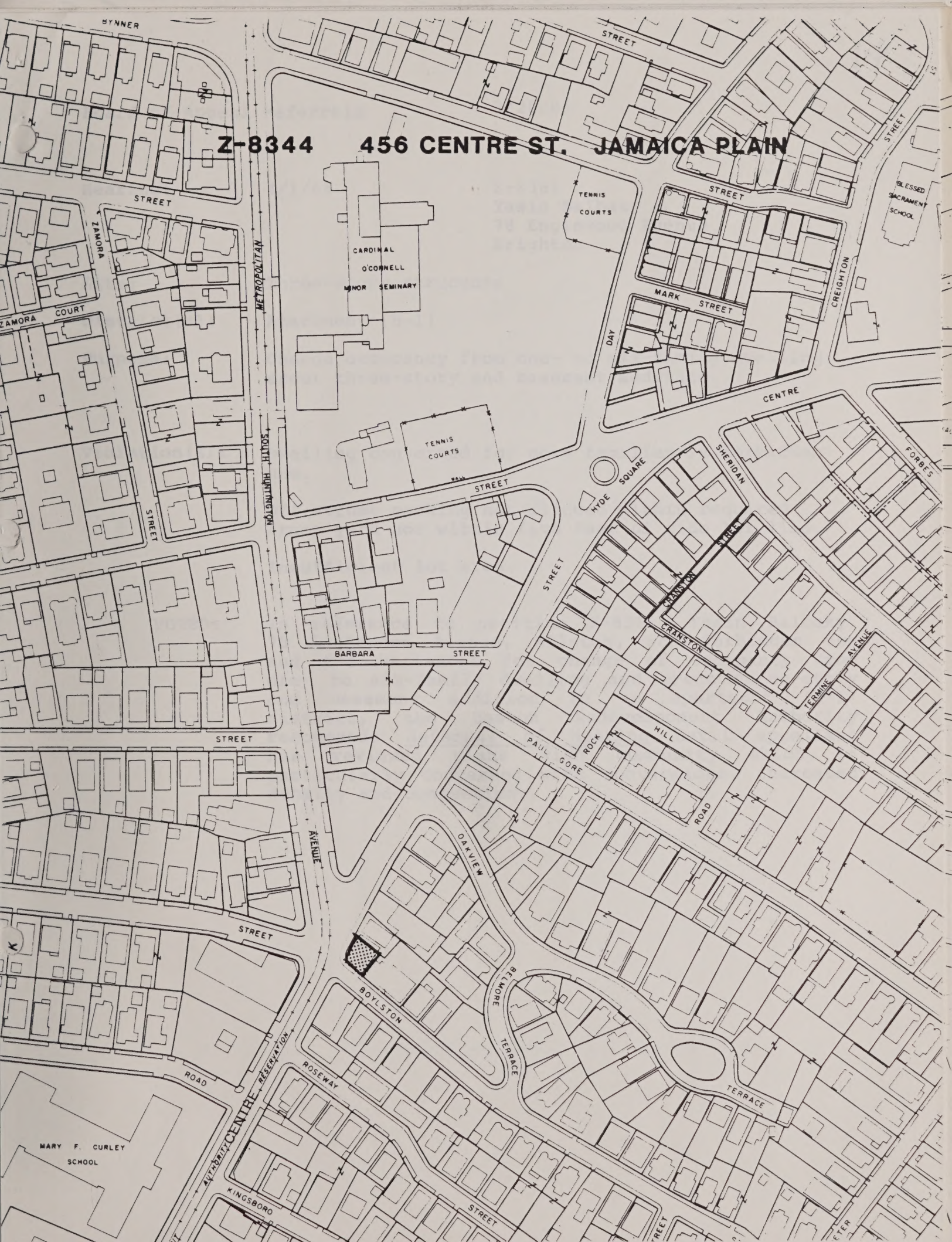
Excessive floor area ratio and building height.

Insufficient open space and off-street parking.

VOTED: In reference to petition Z-8344, Warren Garner, 456 Centre Street, Jamaica Plain, for forbidden use and five variances for change of occupancy from four apartments to seven apartments and offices in a local business (L-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Appellant rehabilitated fire-damaged structure located at entrance to Jamaica Plain commercial area two years ago. Existing occupancy of four apartments and eight offices to be converted providing three additional needed apartment units. Close proximity of MBTA Arborway Green Line tends to mitigate off-street parking deficiency.

Z-8344

456 CENTRE ST. JAMAICA PLAIN



Board of Appeal Referrals

3/20/86

14

Hearing: 4/1/86 Z-8361
Yasin Balbaky
78 Englewood Avenue
Brighton

Site: Three-story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from one- to six-family dwelling;
erect three-story and basement addition.

Violation(s): Dwelling converted for more families is forbidden
use.

Off-street parking not allowed within required
front yard nor within five feet of side lot line.

Insufficient lot area.

VOTED: In reference to petition Z-8361, Yasin Balbaky,
78 Englewood Avenue, Allston, for forbidden use
and two variances for change of occupancy from
one- to six-family dwelling and erect three-story
and basement addition in an apartment (H-1)
district, the Boston Redevelopment Authority
recommends deferral of hearing until appellant
has reviewed plans with community which is
particularly concerned with conversions, increased
density and congestion.

Z-8361 78 ENGLEWOOD AVE. ALLSTON



Z-8361

78 ENGLEWOOD AVE. ALLSTON

Board of Appeal Referrals

3/20/86

Hearing: 4/1/86 Z-8365
Puritan Investment Trust
390 Commonwealth Avenue
Boston

Site: Nine-story structure

District(s): Apartment (H-3-65)

Purpose: Change occupancy from 91 apartments, garage, TV studio, offices, restaurant and offices to 91 apartments, general, professional, real estate, insurance/agency offices, and clinic.

Violation(s): Professional office, real estate, agency, and office building are forbidden uses.

Clinic is conditional use.

VOTED: In reference to petition Z-8365, Puritan Investment Trust, 390 Commonwealth Avenue, Boston, for three forbidden uses and conditional use for change of occupancy from 91 apartments, garage, TV studio, offices, and restaurant to 91 apartments, general office, professional, real estate, insurance agency offices, and clinic in an apartment (H-3-65) district, the Boston Redevelopment Authority recommends approval. Proposed office use would be limited to the first two floors and replace former restaurant and TV studio. Restaurant has been a problem in the neighborhood due to late night hours and inappropriate signs. No residential units will be displaced. Residential-office uses consistent with Kenmore Square area.



Z-8365

390 COMMONWEALTH AVE. BOSTON

Board of Appeal Referrals

3/20/86

Hearing: 4/1/86 Z-8366
Tony Chisari
11 Oakland Street
Brighton

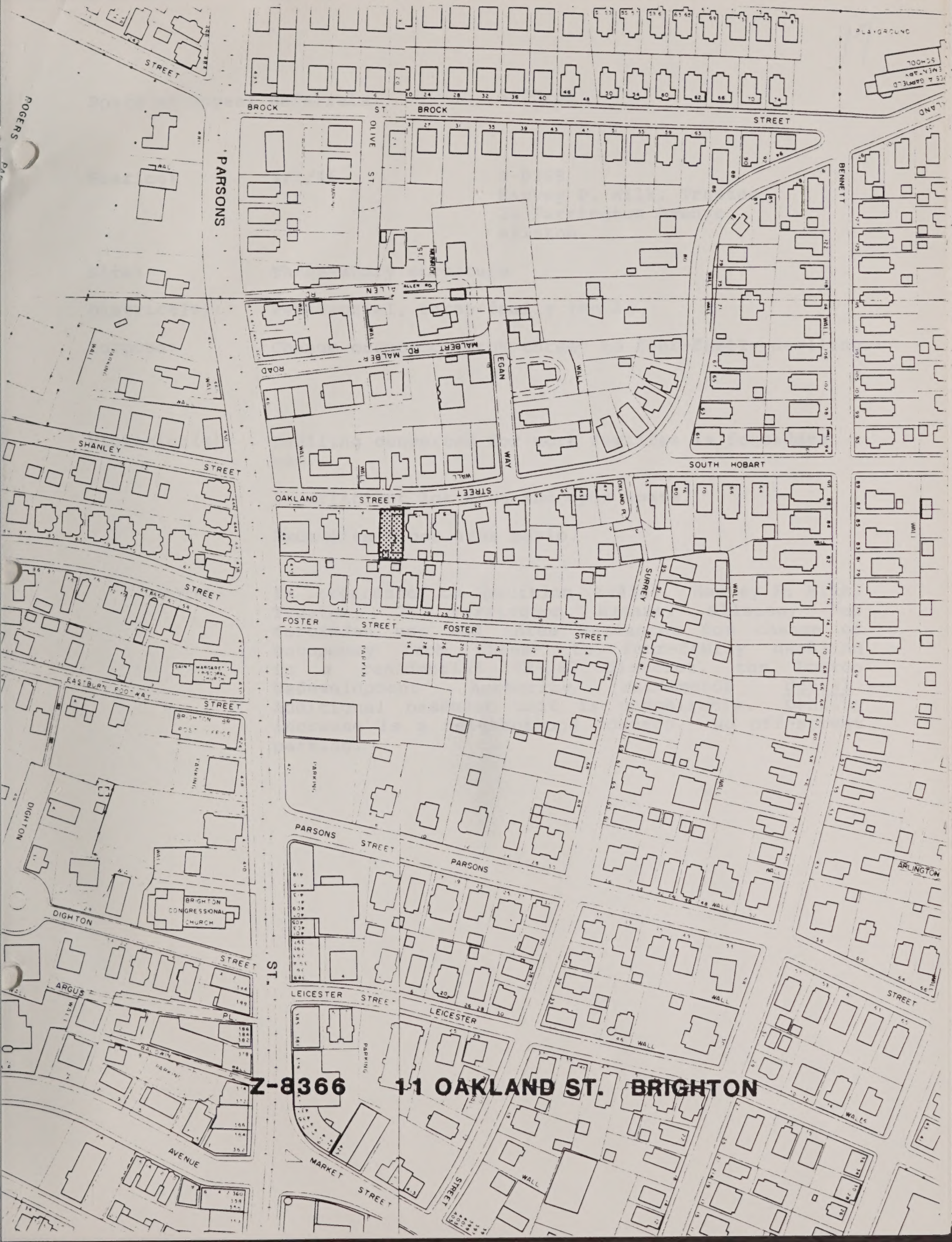
Site: Two-story structure

District(s): Residential, two-family (R-.5)

Purpose: Change occupancy to one-family dwelling and six lodgers.

Violation(s): Lodging house is conditional use.
Insufficient lot area and off-street parking.

VOTED: In reference to petition Z-8366, Tony Chisari, 11 Oakland Street, Brighton, for conditional use and two variances for change of occupancy to one-family dwelling and six lodgers in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial without prejudice. Application is premature and requires further consideration. Appellant is uncertain whether to proceed with this appeal or convert to two-family dwelling. In either case, appellant should meet with abutters and Authority to address and resolve any concerns.



Z-8366

11 OAKLAND ST. BRIGHTON

Board of Appeal Referrals

3/20/86

Hearing: 4/1/86 Z-8369
Harvey P. Wilk, Trustee
24 Farrington Avenue
Allston

Site: Three-story structure

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from three- to four-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area and open space.

Excessive floor area ratio.

VOTED: In reference to petition Z-8369, Harvey P. Wilk, Trustee, 24 Farrington Avenue, Allston, for forbidden use and three variances for change of occupancy from three- to four-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial. Additional basement unit is undesirable. Density increase is a neighborhood concern. No off-street parking.

Z-8369 24 FARRINGTON AVE. ALLSTON



Z-8369

24 FARRINGTON AVE. ALLSTON

Board of Appeal Referrals

3/20/86

18

Hearing: 4/1/86 Z-8370-8372
Paul J. Sulla, Jr.
12 & 16 Peaceable Street
Brighton

Site: 2½- and 3-Story structure

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from one- to two-family dwelling;
change occupancy to seven apartments; erect two
dormer and six deck additions; and use premises
for ancillary parking.

Violation(s): Dwelling converted for more families.

Ancillary parking is conditional use.

Off-street parking not allowed within required
front yard nor within five feet of side lot line.

Insufficient lot area, open space, front, side,
rear yards and off-street parking.

Excessive floor area ratio.

VOTED: In reference to petitions Z-8370-8372,
Paul J. Sulla, Jr., 12 & 16 Peaceable Street,
Brighton, for forbidden use, two conditional uses
and ten variances for change of occupancy from
one- to two-family dwellings, change occupancy
to seven apartments, erect two dormer and six
deck additions and use premises for ancillary
parking in a residential (R-.8) district, the
Boston Redevelopment Authority recommends denial
without prejudice. Appellant must meet with area
residents who have been very vocal about ongoing
increases in density. Street is very narrow and
may not be capable of safely accommodating
additional units.



Z-8370-72 12-16 PEACEABLE ST. BRIGHTON

Board of Appeal Referrals

3/20/86

Hearing: 4/1/86 Z-8373
Lena Park Community Development Corp.
10 Kerwin Street
Dorchester

Site: 2½-Story structure

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from two-family dwelling to same and group residence for twelve mentally retarded persons.

Violation(s): Group residence is conditional use.

VOTED: In reference to petition Z-8373, Lena Park Community Development Corporation, 10 Kerwin Street, Dorchester, for conditional use for change of occupancy from two-family dwelling to same and group care residence in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. Existing condition. Lena Park Community Development Corporation, a non-profit community service agency has had a formal contract with the Department of Mental Health to operate this residence since 1975. Site is appropriate in that it provides a supervised residential atmosphere for mentally retarded people to live outside an institutional facility.

Z-8373 10 KERWIN ST. DORCHESTER



Z-8373

10 KERWIN ST.

DORCHESTER

Board of Appeal Referrals

3/20/86

Hearing: 4/1/86 Z-8374
Jack D. & Susan R. Brown
425 Main Street
Charlestown

Site: 2½-Story structure

District(s): Apartment (H-1-U)

Purpose: Erect three-story rear addition to one-family dwelling.

Violation(s): Excessive floor area ratio.

VOTED: In reference to petition Z-8374, Jack D. & Susan R. Brown, 425 Main Street, Charlestown, for variance to erect three-story rear addition to one-family row dwelling in an apartment urban renewal area (H-1-U) subdistrict, the Boston Redevelopment Authority recommends approval only with the following provisos: that the partial third-floor addition be eliminated as it would severely alter the symetry and design of the roofline; and that plans exclusive of the partial third-floor addition be submitted to the Authority for design review approval.



Z-8374

425 MAIN ST. CHARLESTOWN

Board of Appeal Referrals

3/20/86

Hearing: 4/1/86 Z-8376
Paul R. Cogliano
4-6 Barnes Avenue
East Boston

Site: 12,000 Square feet of land
District(s): Residential, two-family (R-.5)
Purpose: Erect 12-unit apartment structure.

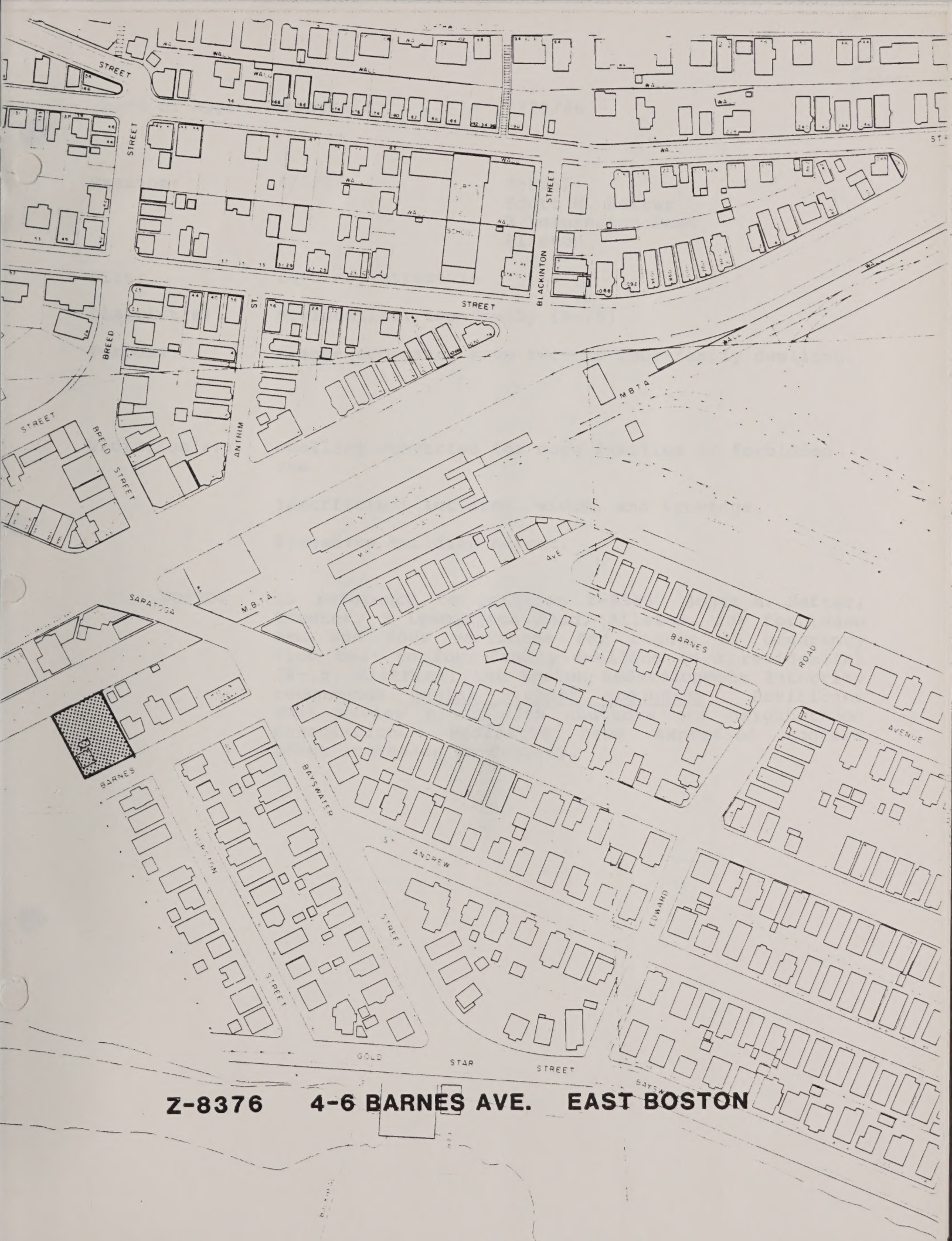
Violation(s): Multifamily dwelling is forbidden use.

Off-street parking not allowed within required front yard nor within five feet of side lot line.

Insufficient lot area, width, frontage, open space, front, rear yards, and off-street parking.

Excessive floor area ratio and building height.

VOTED: In reference to petition Z-8376, Paul R. Cogliano, 4-6 Barnes Avenue, East Boston, for forbidden use and ten variances to erect a twelve-unit apartment structure in a residential (R-.5) district, the Boston Redevelopment Authority recommends deferral of hearing until appellant meets with community, abutters and Authority to review plans and address any concerns.



Z-8376

4-6 BARNES AVE.

EAST BOSTON

Board of Appeal Referrals

3/20/86

Hearing: 4/1/86 Z-8385
Scott M. Hefter
9 Leamington Road
Allston

Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Change occupancy from two- to four-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area, width, and frontage.

Excessive building height.

VOTED: In reference to petition Z-8385, Scott M. Hefter, Trustee, 9 Leamington Road, Allston, for forbidden use and four variances for change of occupancy from two- to four-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial without prejudice. Petitioner must review plans with abutters and neighborhood association. Residents have expressed concern about increases in density.



Z-8385

9 LEAMINGTON RD. ALLSTON

Board of Appeal Referrals

3/20/86

Hearing: 4/1/86 Z-8392
Jeannette G. & Emile Dieudonne
22 Fendale Avenue
Dorchester

Site: Three-story structure

District(s): Residential, two-family (R-.5)

Purpose: Change occupancy from two- to three-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area, width, frontage, and open space.

Excessive building height.

VOTED: In reference to petition Z-8392, Jeannette G. & Emile Dieudonne, 22 Fendale Avenue, Dorchester, for forbidden use and five variances for change of occupancy from two- to three-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial without prejudice. Structure appears to be in need of repair and should meet building code requirements.

Z-8392

22 FENDALE AVE. DORCHESTER



Board of Appeal Referrals

3/20/86

Hearing: 4/1/86 Z-8398
Condor Development
529 Columbus Avenue
Boston

Site: Four-story row structure

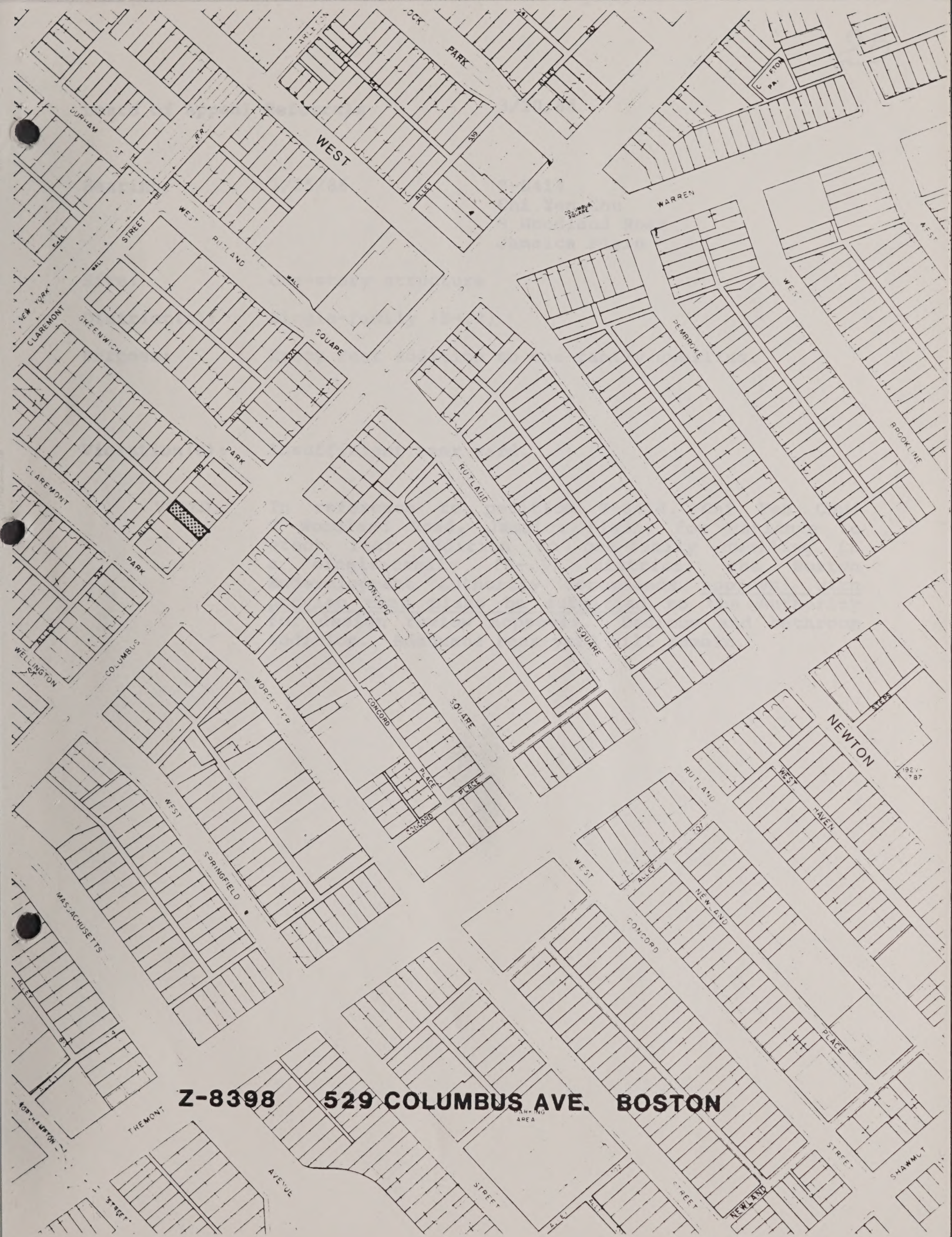
District(s): Local business (L-2)

Purpose: Change occupancy from 24 to 25 apartments.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient open space and off-street parking.

VOTED: In reference to petition Z-8398, Condor Development, 529 Columbus Avenue, Boston, for forbidden use and two variances for change of occupancy from 24 to 25 apartments in a local business (L-2) district, the Boston Redevelopment Authority recommends deferral of hearing until appellant has met with abutters and Claremont Neighborhood Association.



Z-8398

529 COLUMBUS AVE.

BOSTON

Board of Appeal Referrals

3/20/86

Hearing: 3/25/86

Z-8414
Chi Yen Chu
9 Woodland Road
Jamaica Plain

Site: One-story structure

District(s): Single-family (S-.3)

Purpose: Erect rear addition to one-family dwelling.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-8414, Chi Yen Chu, 9 Woodland Road, Jamaica Plain, for variance to erect rear addition to one-family dwelling in a single-family (S-.3) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Bedroom and bathroom addition. Adequate rear yard will remain.



Z-8414

9 WOODLAND RD.

JAMAICA PLAIN

Board of Appeal Referrals

3/20/86

Hearing: 4/1/86 Z-8447
Nunzio J. Celona
69 Faywood Avenue
East Boston

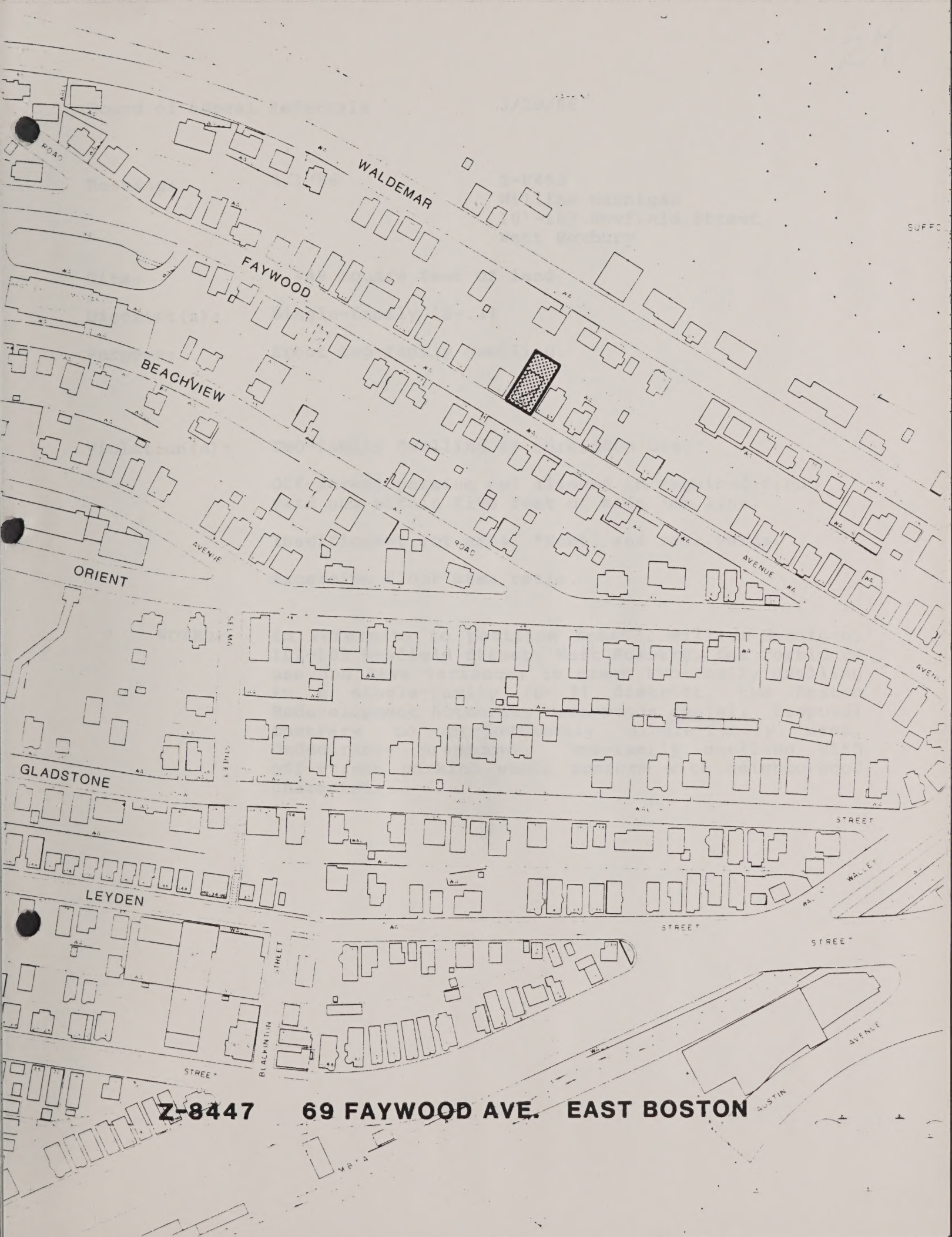
Site: 2½-Story structure

District(s): Single-family (S-.5)

Purpose: Erect rear addition to two-family dwelling.

Violation(s): Extension of nonconforming use.

VOTED: In reference to petition Z-8447, Nunzio J. Celona, 69 Faywood Avenue, East Boston, for extension of nonconforming use to erect rear addition to two-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Enclose portion of rear porch for expansion of kitchen. No negative impact.



Z-8447

69 FAYWOOD AVE. EAST BOSTON

Board of Appeal Referrals

3/20/86

Hearing: 4/1/86 Z-8453
William Hannigan
101-103 Newfield Street
West Roxbury

Site: 7,449 Square feet of land

District(s): Single-family (S-.3)

Purpose: Erect two-family dwelling.

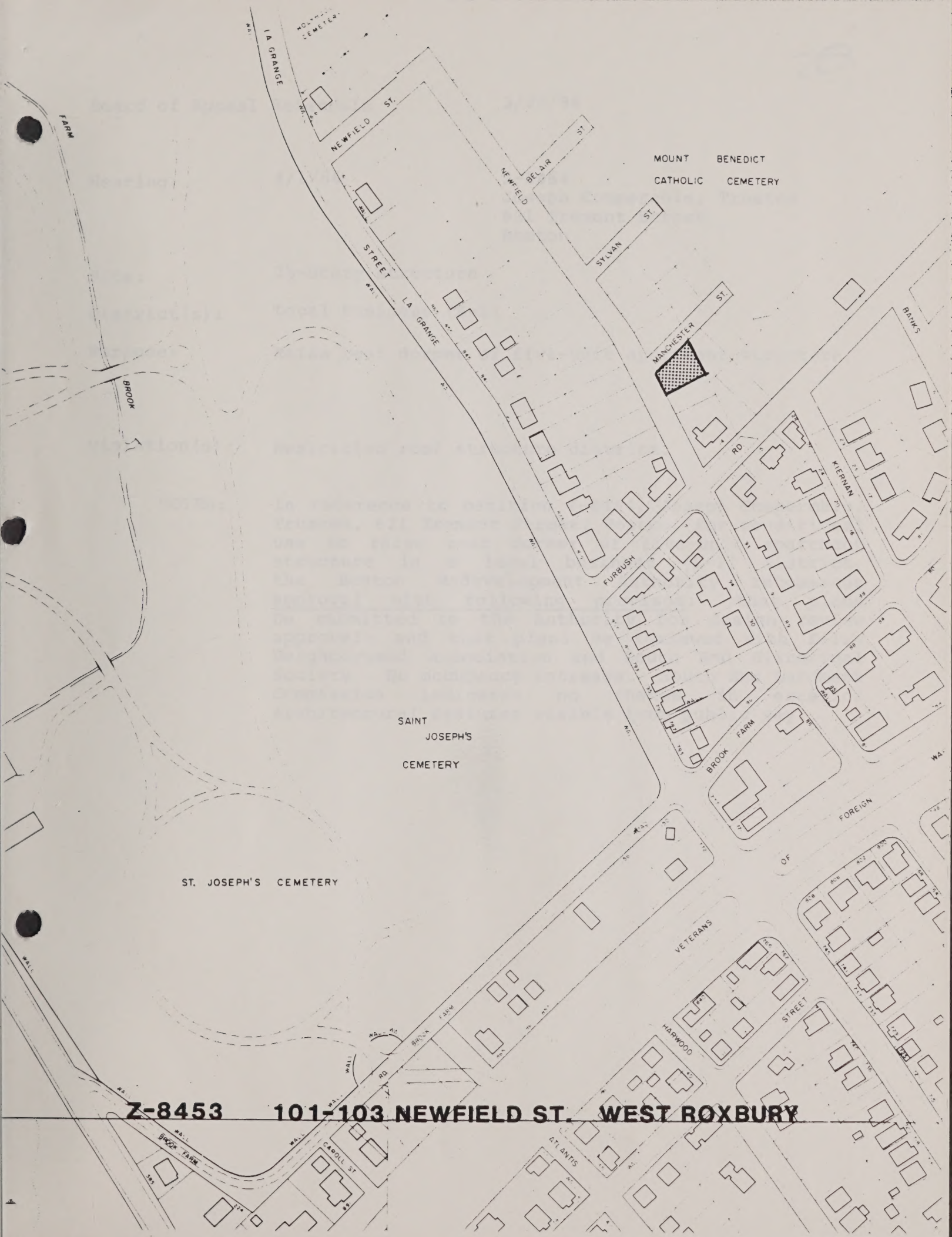
Violation(s): Two-family dwelling is forbidden use.

Off-street parking not allowed in required front yard nor within five feet of side lot line.

Insufficient lot area, front, and rear yards.

Excessive floor area ratio.

VOTED: In reference to petition Z-8453, William Hannigan, 101-103 Newfield Street, West Roxbury, for forbidden use and five variances to erect two-family dwelling in a single-family (S-.3) district, the Boston Redevelopment Authority recommends denial. Proposal contrary to predominantly single-family area. Undesirable precedent. One-family dwelling with off-street parking would conform with neighborhood character.



MOUNT BENEDICT
CATHOLIC CEMETERY

SAINT JOSEPH'S
CEMETERY

ST. JOSEPH'S CEMETERY

Z-8453 101-103 NEWFIELD ST. WEST ROXBURY

28

Board of Appeal Referrals

3/20/86

Hearing: 4/1/86 Z-8464
Joseph Comperchio, Trustee
621 Tremont Street
Boston

Site: 3½-Story structure

District(s): Local business (L-2)

Purpose: Raise rear dormer of five-unit apartment structure.

Violation(s): Restricted roof structure district.

VOTED: In reference to petition Z-8464, Joseph Comperchio, Trustee, 621 Tremont Street, Boston, for conditional use to raise rear dormer of five-unit apartment structure in a local business (L-2) district, the Boston Redevelopment Authority recommends approval with following provisos: that plans be submitted to the Authority for design review approval; and that plans be reviewed with Ellis Neighborhood Association and South End Historical Society. No occupancy increase. South End Landmark Commission indicates no change in exterior architectural features visible from public way.



Z-8464

621 TREMONT ST. BOSTON

Board of Appeal Referrals

3/20/86

Hearing: 4/1/86 Z-8516
Public Facilities Commission
392-396 Cambridge Street
Allston

Site: Vacant land

District(s): General business (B-1)

Purpose: Erect three-story furniture manufacturing, storage,
retail, and office structure.

Violation(s): Furniture manufacturing is forbidden use.
Warehouse is conditional use.
Excessive floor area ratio.
Insufficient rear yard and off-street parking.

VOTED: In reference to petition Z-8516, Public Facilities Commission, 392-396 Cambridge Street, Allston, for conditional use, forbidden use, three variances to erect three-story furniture manufacturing, storage, retail, and office structure in a general business (B-1) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Appellant has designated Allston-Brighton Community Development Corporation to develop site of former City of Boston Washington-Allston School. Area is mixed commercial-industrial. Sufficient off-street parking; adequate on-site truck maneuverability. Community has participated in plan review and indicates general support.



Z-8516

392-396 CAMBRIDGE ST.

ALLSTON

Board of Appeal Referrals

3/20/86

Hearing: 3/25/86 Z-8567
Boston Redevelopment Authority
35-37 Bradford Street
Boston

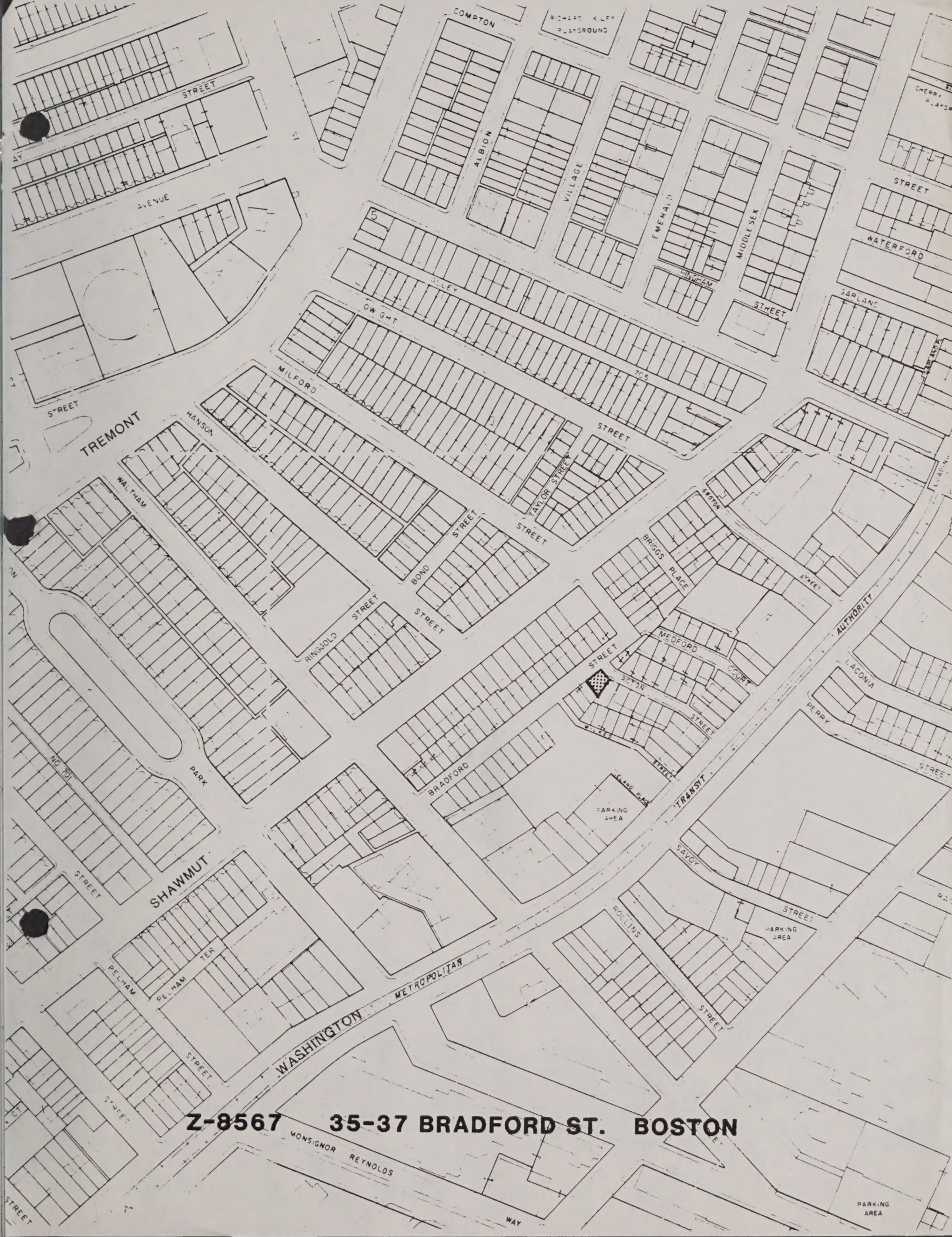
Site: Three-story structure

District(s): Apartment (H-3)

Purpose: Change occupancy from research laboratory to three-family dwelling.

Violation(s): Insufficient open space.

VOTED: In reference to petition Z-8567, Boston Redevelopment Authority, 35-37 Bradford Street, Boston, for variance for change of occupancy from research laboratory to three-family dwelling in an apartment (H-3) district, the Boston Redevelopment Authority recommends approval. Authority is reconveying the property to its former owner. Residential occupancy will bring the property in conformance with the predominant character of the South End neighborhood. Conversion is supported by neighborhood residents.



Z-8567 35-37 BRADFORD ST. BOSTON